

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-1-21 AND ADDING A NEW SECTION 25-4-175 RELATING TO REQUIREMENTS FOR FLAG LOTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The definition of “Flag Lot” in City Code Section 25-1-21 (*Definitions*) is amended to read:

(38) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width, is not less than [~~15~~] 20 feet wide, and [~~is~~] may be used for access.

PART 2. City Code Chapter 25-4 (*Subdivisions*) is amended to add a new Section 25-4-175 to read:

§ 25-4-175 FLAG LOTS.

(A) All residential subdivisions utilizing a flag-lot design must submit a driveway plan and a utility plan for review and approval with the final plat application.

(B) All addresses for residential lots utilizing the flag lot design must be displayed at the street for emergency responders.

(C) A residential subdivision utilizing flag lot designs may not be approved if it is in violation of private deed restrictions against resubdivisions.

(D) Residential flag lot designs which include three or more units must be constructed with a fire lane for access for emergency responders.

PART 3. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

PLANNING COMMISSION RECOMMENDATION

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_____, 2012

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

Draft